

IN RE: PETITION FOR SPECIAL HEARING
4/2 West Liberty Road, 338' N
of the c/l of Harris Mill Road
(21308 West Liberty Road)
7th Election District
3rd Councilmanic District
Richard W. Henning and
David W. Henning - Petitioners

ORDER

WHEREAS, a hearing was scheduled in the above-captioned matter for Friday, April 10, 1992 at which time no one appeared to support or oppose the request; and,

WHEREAS, a review of the case file and subsequent telephone call to the Petitioners' representative, Robert R. Wilson, revealed that the Petitioners are having difficulty pursuing this request; and,

WHEREAS, the Zoning Commissioner's Office received a written request for withdrawal from David W. Henning on April 15, 1992,

IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of April, 1992 that the Petition for Special Hearing in the above-captioned matter be and the same is hereby DISMISSED without prejudice.

Timothy M. Kozlowski
TIMOTHY M. KOZLOWSKI
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs
cc: Mr. Richard W. Henning
5222 Muskrat Drive, White Hall, Md. 21161
Mr. David W. Henning
21308 West Liberty Road, Parkton, Md. 21120
Mr. Robert R. Wilson
2841 Churchville Road, Churchville, Md. 21028
People's Counsel; Case File

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County 92-337-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve
To subdivide a RC-4 parcel with a gross area of less than
6 acres into more than 2 parcels and to create two
non-density parcels less than 1 acre in RC-2 zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Richard W. Henning

(Type or Print Name)

Signature

Address

City and State

Signature

Address

City and State

Attorney's Telephone No.:

Name, address and phone number of legal owner, contract purchaser, or representative to be contacted

21308 West Liberty Road
Parkton, MD. 21120

2841 Churchville Rd. 21028
Churchville, MD. 21028

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING - 1/2HR. +1HR.

AVAILABLE FOR HEARING

ALL MON./TUES./WED. - NEXT TWO MONTHS

REVIEWED BY: LC DATE

ORDER RECEIVED FOR FILING

Date 4/6/92

By [Signature]



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 7th
Date of Posting
Post for: Special Hearing
Petitioner: Richard W. & David W. Henning
Location of property: 21308 West Liberty Road, Parkton, Md. 21120
Location of Sign: 21308 West Liberty Road, Parkton, Md. 21120
Remarks: [Signature]
Posted by: [Signature]
Number of Signs: 1

CERTIFICATE OF PUBLICATION
TOWSON, MD. 3/19, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/19, 1992.

THE JEFFERSONIAN.

S. Zeke Olson
Publisher

\$94.70

CERTIFICATE OF PUBLICATION
TOWSON, MD. 3/19, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/19, 1992.

TOWSON TIMES.

S. Zeke Olson
Publisher

\$94.70

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 92-337-SPH
4/5 West Liberty Road, 338' N of c/l Harris Mill Road
21308 West Liberty Road
7th Election District
3rd Councilmanic District
Petitioners: Richard W. and David W. Henning
Hearing Date: Friday, April 10, 1992 at 10:30 a.m.

Special Hearing: to subdivide a RC-4 parcel with a gross area of less than 6 acres into more than 2 parcels and to create two non-density parcels less than 1 acre in RC-2 zone.

LAWRENCE E. SCHMIDT
Zoning Commissioner of Baltimore County
TJ/3218 March 19.

ZONING DESCRIPTION FOR 21308 WEST LIBERTY ROAD

Beginning at a point on or near the centerline of West Liberty Road which is sixty (60') wide at the distance of 338 feet northeast of the centerline of the nearest improved intersecting street, Harris Mill Road, which is sixty (60') wide. Being all of that parcel of land which by a deed dated August 27, 1991 and recorded among the Land Records of Baltimore County in Liber No. 8991 folio 340 was granted and conveyed by Charles Howard Bush to David W. Henning and Richard W. Henning and running thence:

- 1) North 55 degrees 43 minutes 45 seconds West, 108.00 feet;
- 2) South 38 degrees 02 minutes 46 seconds West, 175.85 feet;
- 3) North 69 degrees 49 minutes 52 seconds West, 65.92 feet;
- 4) North 02 degrees 58 minutes 37 seconds East, 132.01 feet;
- 5) North 21 degrees 20 minutes 20 seconds West, 145.27 feet;
- 6) North 42 degrees 35 minutes 20 seconds West, 384.62 feet;
- 7) North 46 degrees 16 minutes 37 seconds West, 322.72 feet;
- 8) North 14 degrees 09 minutes 31 seconds West, 189.31 feet;
- 9) North 09 degrees 05 minutes 29 seconds East, 164.52 feet;
- 10) South 55 degrees 00 minutes 00 seconds East, 1316.44 feet;
- 11) South 22 degrees 01 minutes 40 seconds West, 319.20 feet;
- 12) South 84 degrees 29 minutes 00 seconds West, 139.97 feet to the point of beginning.

CONTAINING 10.79 ACRES OF LAND, MORE OR LESS. Also Known as 21308 West Liberty Road and located in the Seventh Election District.



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date 2/20/92

HENNING, Richard & David
21308 W Liberty Road
W/L Liberty Rd 338' N of Harris Mill Rd

ED 7
CD 3

Account: R-001-6150
Number

\$175.00

04N04#0134MICHRC
BA 0002:24PM02-20-92
Please Make Checks Payable To: Baltimore County

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date

3/07/92

Account: R-001-6150
Number

H9200355

PUBLIC HEARING FEES QTY PRICE
040 -SPECIAL HEARINGS (OTHER) 1 X \$175.00
TOTAL: \$175.00
LAST NAME OF OWNER: HENNING

PAID PER HAND-WRITTEN RECEIPT DATED 2/20/92

Please Make Checks Payable To: Baltimore County

Cashier Validation

ZONING DESCRIPTION FOR 21304 WEST LIBERTY ROAD

Beginning at a point on or near the centerline of West Liberty Road which is sixty (60') wide at the distance of 338 feet northeast of the centerline of the nearest improved intersecting street, Harris Mill Road, which is sixty (60') wide. Being all of that parcel of land which by a deed dated August 4, 1982 and recorded among the Land Records of Baltimore County in Liber No. 6421 folio 614 was granted and conveyed by Albert B. Little and Shirley J. Little, his wife, to Norman W. Anderson and Robyn E. Anderson, his wife, and running thence:

- 1) North 55 degrees 43 minutes 45 seconds West, 108.00 feet;
- 2) South 38 degrees 02 minutes 46 seconds West, 127.50 feet;
- 3) South 55 degrees 38 minutes 45 seconds East, 93.35 feet;
- 4) North 44 degrees 31 minutes 43 seconds East, 129.43 feet to the point of beginning.

CONTAINING 0.29 ACRES OF LAND, MORE OR LESS. Also Known as 21304 West Liberty Road and located in the Seventh Election District.



Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 3/23/92

Richard W. and David W. Henning
21308 West Liberty Road
Parkton, Maryland 21120

RE:

CASE NUMBER: 92-337-SPH
4/5 West Liberty Road, 338' N of c/l Harris Mill Road
21308 West Liberty Road
7th Election District - 3rd Councilmanic
Petitioner(s): Richard W. and David W. Henning

Dear Petitioner(s):

Please be advised that \$117.70 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 112, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

ARNOLD JASON
DIRECTOR

MARCH 11, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-337-SPH
4/8 West Liberty Road, 338' W of c/l Harris Mill Road
21308 West Liberty Road
7th Election District - 3rd Councilmanic
Petitioner(s): Richard W. and David W. Henning
HEARING: FRIDAY, APRIL 10, 1992 at 10:30 a.m.

Special Hearing to subdivide a R.C.4 parcel with a gross area of less than 6 acres into more than 2 parcels and to create two non-density parcels less than 1 acre in R.C.-2 zone.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County

cc: Richard and David Henning
Robert R. Wilson

Mr. Richards W. Henning
21308 West Liberty Road
Parkton, MD 21120

RE: Item No. 355, Case No. 92-337-SPH
Petitioner: Richard W. Henning, et al
Petition for Special Hearing

Dear Mr. Henning:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments submitted with the agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Your petition has been received and accepted for filing this
5th day of March, 1992.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards Jr.
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Richard W. Henning, et al
Petitioner's Attorney:

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: RICHARD W. HENNING AND
DAVID W. HENNING

Location: #21308 WEST LIBERTY ROAD

Item No.: 355 Zoning Agenda: MARCH 17, 1992

Comment:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl Schmidt* Noted and
Planning Group Approved
Special Inspection Division Fire Prevention Bureau

JP/BBK

RECEIVED
MAR 16 1992
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: March 13, 1992
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for March 17, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 335, 338, 339, 343, 347, 348, 349, 350, 352 and 353.

For Item 351, the site is subject to the previous minor subdivision comments.

For Item 355, the site must be submitted through the minor subdivision process for review and comments.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

RECEIVED
MAR 17 1992
ZONING OFFICE

92-337-SPH
BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: April 8, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management
FROM: Rahee J. Famill
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: March 17, 1992

This office has no comments for item numbers 335, 338, 339, 343, 347, 349, 350, 351, 352, 353 and 355.

Rahee J. Famill
Rahee J. Famill
Traffic Engineer II

RJF/lvd

RECEIVED
APR 9 1992
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: April 7, 1992
Zoning Administration and
Development Management
FROM: Ervin McDaniel, Chief
Office of Planning and Zoning
Development Review Section
SUBJECT: Henning Property, Item No. 355

SUMMARY AND RECOMMENDATIONS:

The applicant proposes to subdivide a RC-4 parcel with a gross area of less than 6 acres into more than 2 parcels and to create two non-density parcels less than 1 acre in a RC-2 zone.

Initially, staff was concerned about the undersized .29 acre lot and whether that lot would impact the proposed subdivision. A review of the Little deed (5177/631) reveals that the improved property was conveyed from Ohma Lee Burns to Albert B and Shirley V. Little on April 7, 1971. Therefore, this office considers the Anderson Property (conveyed from Little in 1982) to be an out parcel and not impacting on the subject request.

Should the applicant's request be granted, staff recommends the following conditions:

1. Amend the plat accompanying this request to indicate the Parcel A is not a buildable lot.
2. Unless the applicant maintains the graveyard, a means of access will need to be noted on the plat.
3. The building envelope for Lot 2 shall not include the RC-4 zoned portion of the property.

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

EM/PM/rdn
355.ZAC/ZAC1

RECEIVED
APR 9 1992
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director DATE: April 7, 1992
Zoning Administration and
Development Management
FROM: Mr. J. James Dieter
SUBJECT: Zoning Item #355
21308 West Liberty Road

The above referenced zoning item has been reviewed by this Department. The plat to accompany the zoning petition shows streams and wetlands but does not delineate a Forest Buffer Easement or Reservation. Forest Buffers are required to be delineated around all streams, wetlands and floodplains prior to subdivision approval. The location of Forest Buffers may affect the site design and/or lot layout, and therefore should be shown on the plat to accompany the petition and resubmitted to the Environmental Impact Review Division (EIRD) of this Department for review. The Zoning Commissioner's decision on this petition should be withheld pending resubmission and review of this information by the EIRD.

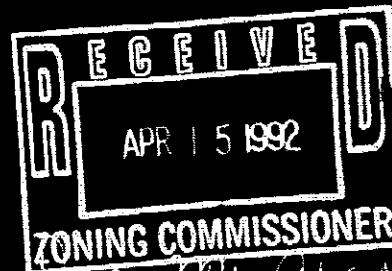
The property is within an Agricultural Preservation Area. The policies for prime and productive soils require subdivision to create either small lots or large lots and to avoid prime and productive soils. On this property, however, applying these standards will not further the protection of agriculture.

J. James Dieter
J. James Dieter, Director
Department of Environmental Protection
and Resource Management

JJD:DL:sp

JABLON2/TXTS8P

RECEIVED
APR 9 1992
ZONING OFFICE



Would you please cancel the hearing on April 10, 1993, at 10:30 am. Case number 92-337-SPH.

I do not wish to subdivide or my property at this time. These plans were made without my knowledge. Mr. Richard Henning is responsible for this bill of 9/19/92. I received on 3-30-93.

*Mr. Richard Walter Henning
5333 Muskrat Dr.
White Oak, MD 21155

Thank you
Richard Henning

ZONING OFFICE

LIBER 5177 PAGE 631

This Deed, Made this 7th day of April, 1992, in the year one thousand nine hundred and seventy-one, by and between OLGA LEE BURNS, formerly OLGA LEE SITTS

of Baltimore County, in the State of Maryland, of the first part, and ALBERT B. LITTLE and SHIRLEY J. LITTLE, his wife

of the second part.

Witnesseth, That in consideration of the sum of FIVE DOLLARS (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said OLGA LEE BURNS does

hereby grant and convey unto the said ALBERT B. LITTLE and SHIRLEY J. LITTLE, his wife, as tenants by the entireties, their assigns, the survivor of them and the survivor's

heirs and assigns, in fee simple, all of that lot of ground, situate, lying and being in the 7th Election District of Baltimore County, aforesaid, and described as follows, that is to say:-

Beginning 200x200 at an iron pin set at the Northwest corner of the whole tract of the Grantors, and it being a corner of the land of Earl Heaps, and running thence along the land of Earl Heaps South 37 degrees West 127.5 feet to an iron pin, thence by a line of division, running along the Northeast wall of an old mill foundation South 50 degrees East 94 feet to a point in the center of the West Liberty Road, thence by a second line of division running along the West Liberty Road, North 42 degrees East 128.7 feet to a spike set in the center of the West Liberty Road at the land of Earl Heaps, thence along the land of Earl Heaps North 50 degrees West 100 feet to the place of beginning, containing an area of 47.2 square perches.

BEING the same and all of that lot of land which by deed dated December 1, 1906 and recorded among the Land Records of Baltimore County in Liber O.R.G. No. 4967, folio 687, was granted and conveyed by Suzanne Kreuzinger, unmarried, unto the within grantor.



NOTARY PUBLIC STATE OF MARYLAND

LIBER 5177 PAGE 631

16500 MCG

96

355

HENNING

LIBER 991 PAGE 340

92-337-SPH

CURRENT TIME DEED 10:30 A. TRACT

THIS DEED, made this 27th day of November, in the year one thousand nine hundred and ninety-one by and between Charles Howard Bush by Ronald Maurice Thompson, his Attorney-in-Fact, under a limited power of attorney dated June 26, 1991 and recorded or intended to be recorded among the Land Records of Baltimore County, party of the first part, "Grantor", and David W. Henning and Richard W. Henning, parties of the second part, "Grantees".

WITNESSETH, That in consideration of the sum of SIXTY EIGHT THOUSAND DOLLARS (\$68,000.00) and being the actual consideration paid and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the said grantor does grant and convey to the said Grantees, as joint tenants and not as tenants in common, their assigns, the survivor of them, the survivor's personal representatives, and assigns in fee simple, forever, in and to all that lot or parcel of land situate and lying in the SEVENTH ELECTION DISTRICT OF BALTIMORE COUNTY AND DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SEE ALSO LOCATION SURVEY KNOWN AS EXHIBIT "B" DATED NOVEMBER 26, 1991 BY ROBERT R. WILSON AND ASSOCIATES ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same and all the land conveyed by and described in a deed dated February 7, 1962 and recorded among the Land Records of Baltimore County in Liber EHKJR. No. 3954, folio 192 from Grace A. Heaps unto Charles Howard Bush, Remainderman. GRACE A. HEAPS DIES JULY 26, 1991.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining, but saving and excepting the said property described in attached Exhibit "C".

TO HAVE AND TO HOLD the said described lot of ground and premises to the said Grantees, as joint tenants and not as tenants in common, their assigns, the survivor of them, the survivor's personal representatives, and assigns in fee simple, forever.

AND the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such

AGRICULTURAL TRANSFER TAX NOT APPLICABLE STATE OF MARYLAND

RECEIVED FOR TRANSFER State of Maryland Department of Assessments and Taxation

LIBER 991 PAGE 340

16500 MCG

92-337-SPH

LIBER 3954 PAGE 192

THIS DEED, Made, the 7th day of February, in the year one thousand nine hundred and sixty-two, by and between GRACE A. HEAPS, widow, of Baltimore County, in the State of Maryland, party of the first part, and CHARLES HOWARD BUSH, of Baltimore County, in the State of Maryland, party of the second part.

WITNESSETH, that in consideration of Love and affection and the sum of One (\$1.00) Dollar the said first party, expressly reserving unto herself a life estate therein, coupled with the power of disposition hereinafter set forth, does hereby grant and convey unto the said second party (her son), his heirs and assigns, the remainder interest of which she, the first party, may die seized and possessed, in and to all that parcel of land situate in the Seventh Election District of Baltimore County, Maryland, particularly described as follows:

Beginning at a stone, a marker for a corner of lands of James Hinesley, land of D. T. Hinesley, and land of O. C. Hinesley, and running thence along the boundary lines of the land of O. C. Hinesley, which land was formerly a part of Milton Hinesley's whole tract and was sold by Milton Hinesley to O. C. Hinesley and thence along the said boundary line to a corner of a stone, a marker of a corner of lands remaining in a tract of Milton Hinesley, thence by this line of division through land of the grantor as follows: North 27 degrees East 134.5 feet to an iron pin, thence by a line through the middle of a well South 50-1/2 degrees East 60 feet to a point in the center line of a County Road; thence North 33 degrees East 80 feet to another point in the center of the said County Road; thence by a line along a branch of small run North 21-1/2 degrees East 200 feet to an iron pin in the middle of the said branch of small run; thence along the line of James Hinesley's land and thence North 55 degrees East 51.5 feet to the place of beginning. Containing an area of 13 acres and 93 square perches, according to a survey made April 21, 1915 by A. P. Bize, Registered Engineer, Glen Rock, Pennsylvania.

BEING the same property which by a deed dated May 1, 1953 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2080 folio 70 was conveyed by Milton V. Hinesley unto Earl R. Heaps and Grace A. Heaps, his wife, the said Earl R. Heaps having departed this life on or about the 15th day of October, 1959 leaving his said wife, grantor herein, the sole surviving owner.

TOGETHER with the buildings thereon and all the rights and appurtenances thereto appertaining or belonging, but saving and excepting

PREVIOUS TITLE DEED

355

Anderson

DEED - PER SIMPLE - INDIVIDUAL GRANTOR - LONG FORM LIBER 6421 PAGE 814

CURRENT TIME DEED

92-337-SPH

This Deed, Made This FOURTH day of AUGUST

in the year one thousand nine hundred and EIGHTY-TWO by and between

ALBERT B. LITTLE and SHIRLEY J. LITTLE, HIS WIFE, of BALTIMORE COUNTY, STATE OF MARYLAND, PARTIES of the first part, and

NORMAN W. ANDERSON, JR., and ROBYN G. ANDERSON, HIS WIFE, PARTIES of the second part.

WITNESSETH, That in consideration of the sum of THIRTY-FIVE THOUSAND AND 00/100 DOLLARS (\$35,000.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

the said Parties of the First Part do hereby grant and convey to the said Parties of the Second Part, as tenants by the entireties, their assigns, the survivor of them and the survivor's

personal representatives and assigns, in fee simple, all that lot of ground situate in BALTIMORE COUNTY, STATE OF MARYLAND and described as follows, that is to say:

BEGINNING at an iron pin set at the Northwest corner of the whole tract of the Grantors, and it being a corner of the land of Earl Heaps, and running thence along the land of Earl Heaps South 37 degrees West 127.5 feet to an iron pin, thence by a line of division, running along the Northeast wall of an old mill foundation South 50-1/2 degrees East 60 feet to a point in the center of the West Liberty Road, thence by a second line of division running along the West Liberty Road, North 42 degrees East 128.7 feet to a spike set in the center of the West Liberty Road at the land of Earl Heaps, thence along the land of Earl Heaps North 50 degrees West 100 feet to the place of beginning, containing an area of 47.2 square perches. The improvements thereon being known as Number 21304 West Liberty Road.

FOR TITLE SEE: A Deed dated April 7, 1971 and recorded among the Land Records of Baltimore County in Liber O.R.G. (2177, folio 632) which was granted and conveyed by Olga Lee Burns, formerly OLGA LEE SITTS, unto the Grantors herein.

STATE DEPARTMENT OF ASSESSMENTS & TAXATION

LIBER 6421 PAGE 814

16500 MCG

92-337-SPH

231-235

EC 3/16-35-09E

205

AGRICULTURAL TRANSFER TAX NOT APPLICABLE

LIBER 6421 PAGE 814

16500 MCG

92-337-SPH

231-235

EC 3/16-35-09E

205

AGRICULTURAL TRANSFER TAX NOT APPLICABLE

LIBER 6421 PAGE 814

16500 MCG

92-337-SPH

231-235

EC 3/16-35-09E

205

AGRICULTURAL TRANSFER TAX NOT APPLICABLE

LIBER 6421 PAGE 814

16500 MCG

92-337-SPH

231-235

EC 3/16-35-09E

205

AGRICULTURAL TRANSFER TAX NOT APPLICABLE

LIBER 6421 PAGE 814

16500 MCG

92-337-SPH

231-235

EC 3/16-35-09E

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AGRICULTURAL TRANSFER TAX NOT APPLICABLE

LIBER 6421 PAGE 814

16500 MCG

92-337-SPH

231-235

EC 3/16-35-09E

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AGRICULTURAL TRANSFER TAX NOT APPLICABLE

LIBER 6421 PAGE 814

16500 MCG

92-337-SPH

231-235

EC 3/16-35-09E

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AGRICULTURAL TRANSFER TAX NOT APPLICABLE

LIBER 6421 PAGE 814

16500 MCG

92-337-SPH

231-235

EC 3/16-35-09E

205

AGRICULTURAL TRANSFER TAX NOT APPLICABLE

LIBER 6421 PAGE 814

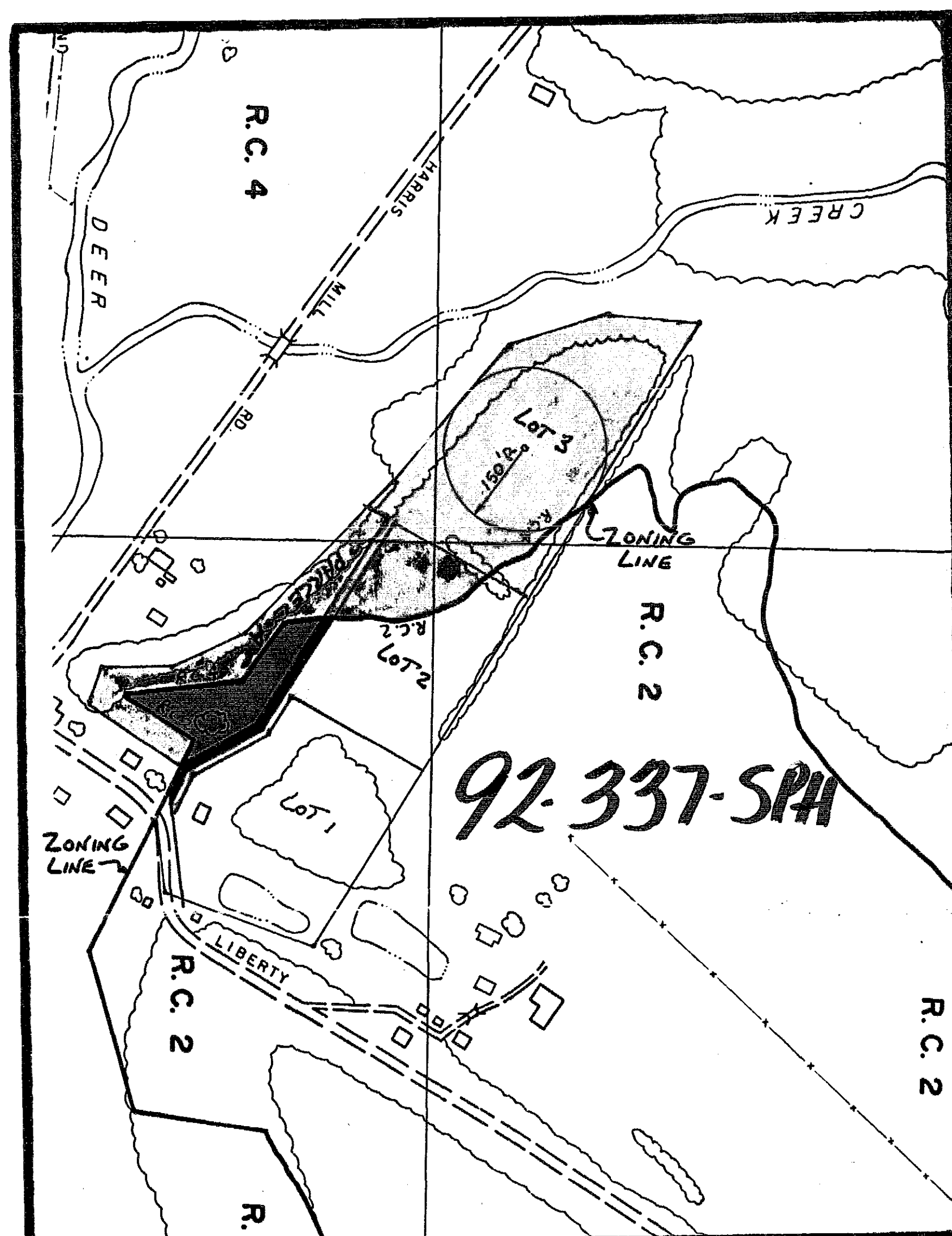
16500 MCG

92-337-SPH

231-235

EC 3/16-35-09E

205



PROPOSED HEARING SUBDIVISION
21308 WEST LIBERTY ROAD
ZONING AREA CALCULATIONS

| PROPOSED LOT 1 | |
|---------------------|------------|
| Area in R.C. 2 Zone | 2.58 Acres |
| Area in R.C. 4 Zone | 0.00 Acres |
| Total Lot Area | 2.58 Acres |

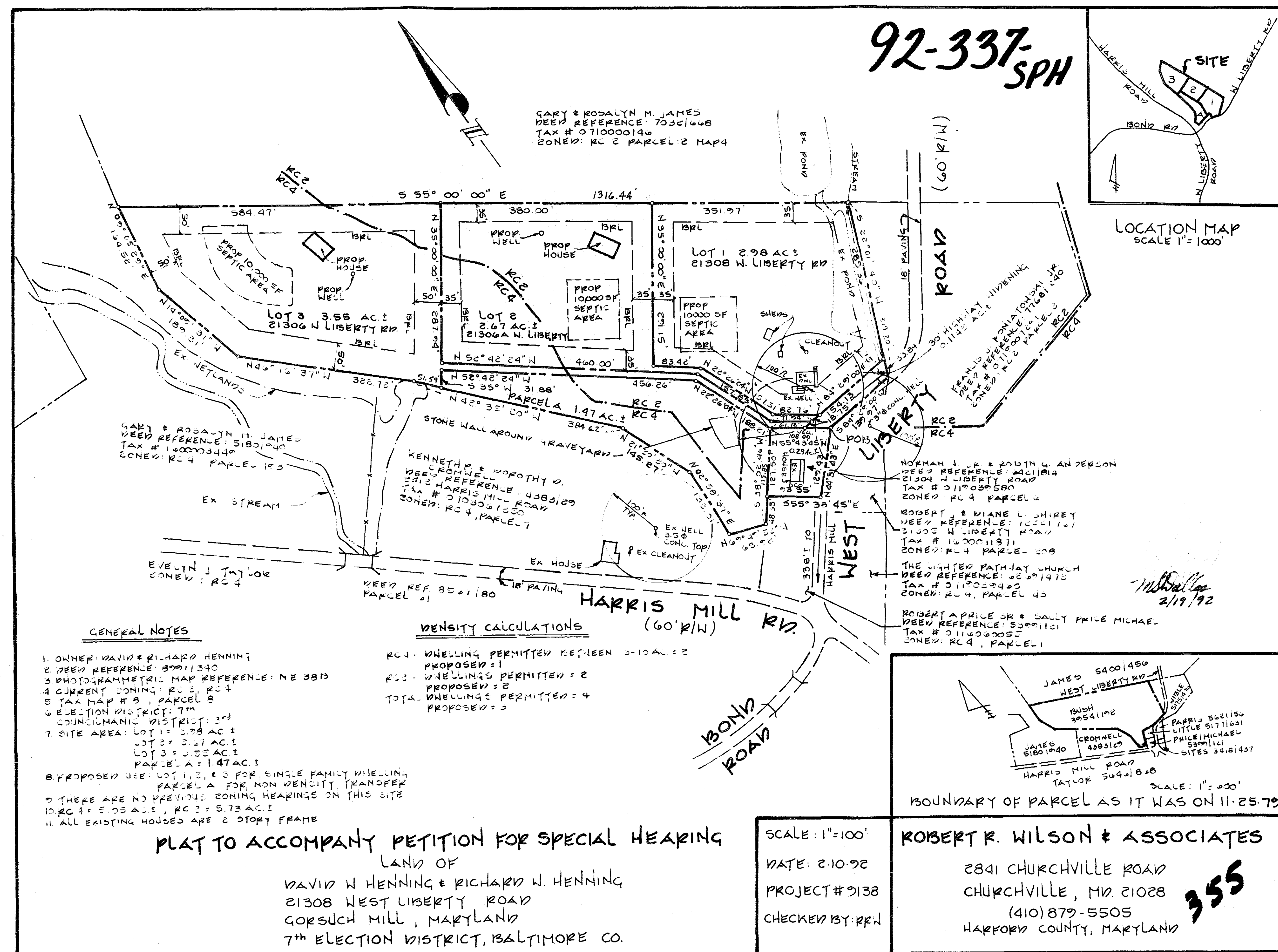
| PROPOSED LOT 2 | |
|---------------------|------------|
| Area in R.C. 2 Zone | 1.86 Acres |
| Area in R.C. 4 Zone | 0.00 Acres |
| Total Lot Area | 1.86 Acres |

| PROPOSED LOT 3 | |
|---------------------|------------|
| Area in R.C. 2 Zone | 0.17 Acres |
| Area in R.C. 4 Zone | 0.00 Acres |
| Total Lot Area | 0.17 Acres |

| PROPOSED PARCEL A | |
|---------------------|------------|
| Area in R.C. 2 Zone | 0.44 Acres |
| Area in R.C. 4 Zone | 0.00 Acres |
| Total Parcel Area | 0.44 Acres |

355
ROBERT R. WILSON
AND ASSOCIATES
 2841 CHURCHVILLE ROAD
 CHURCHVILLE, MD. 21028
 (410) 879-5505

SCALE: 1" = 200'
SHEET: NE. 38-B
LOCATION: GORSUCH MILLS
 HENNING PROPERTY
 21308 WEST LIBERTY ROAD
DATE OF PHOTOGRAPHY: JANUARY 1986



GENERAL NOTES

1. OWNER: DAVID & RICHARD HENNING
2. DEED REFERENCE: 80011340
3. PHOTOGRAMMETRIC MAP REFERENCE: NE 38B
4. CURRENT ZONING: RC 2, RC 4
5. TAX MAP # 9, PARCEL 8
6. ELECTION DISTRICT: 7TH
7. SITE AREA: LOT 1: 2.58 AC.
LOT 2: 1.86 AC.
LOT 3: 0.17 AC.
PARCEL A: 0.44 AC.
8. PROPOSED USE: LOT 1, 2, & 3 FOR SINGLE FAMILY DWELLING
PARCEL A FOR NON DENSITY TRANSFER
9. THERE ARE NO PREVIOUS ZONING HEARINGS ON THIS SITE
10. RC 2: 5.25 AC., RC 4: 5.73 AC.
11. ALL EXISTING HOUSES ARE 2 STORY FRAME

DENSITY CALCULATIONS

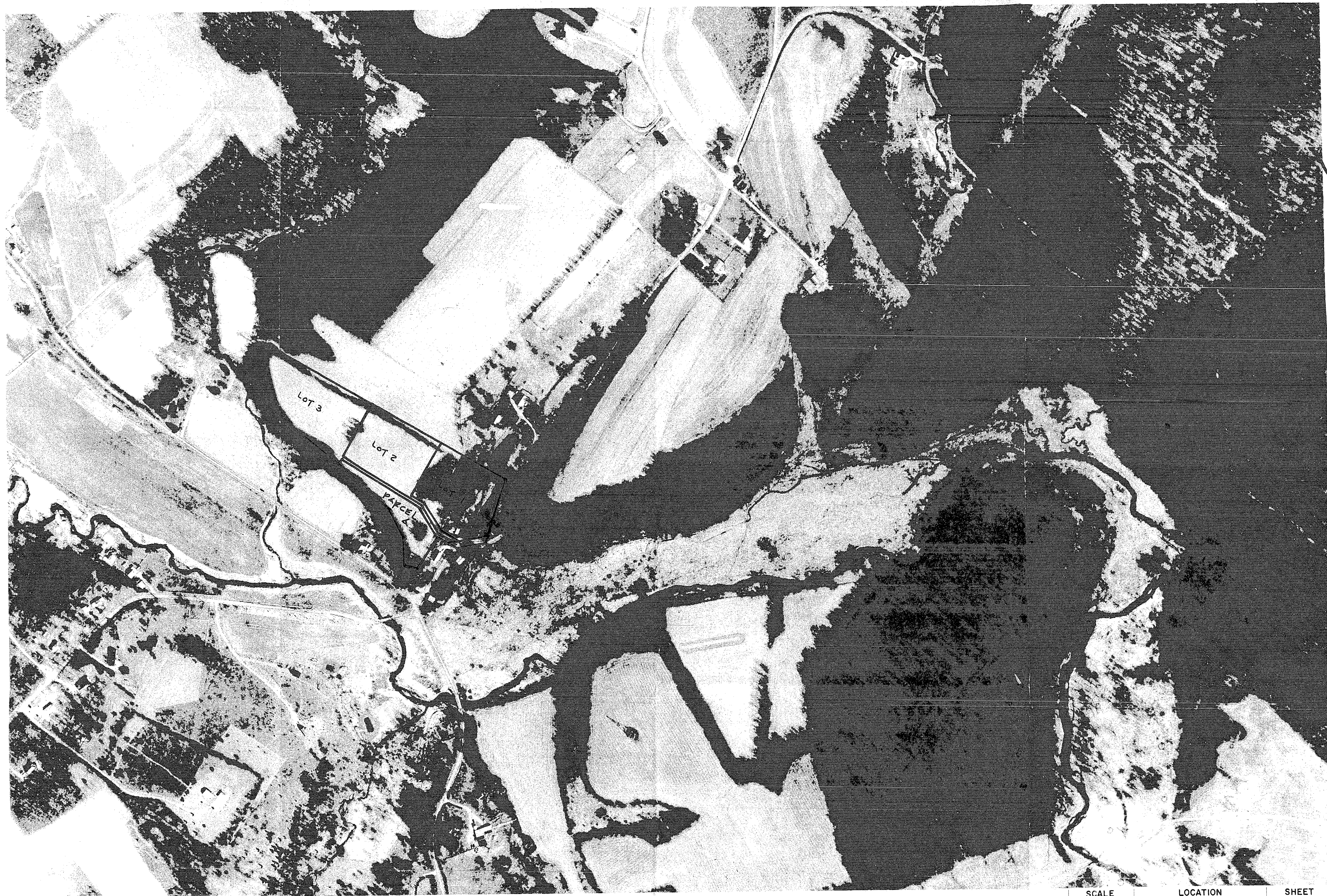
- RC 2 - DWELLING PERMITTED BETWEEN 3-10 AC. = 2
 PROPOSED = 1
 RC 4 - DWELLINGS PERMITTED = 2
 PROPOSED = 2
 TOTAL DWELLINGS PERMITTED = 4
 PROPOSED = 3

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING
 LAND OF
 DAVID W. HENNING & RICHARD W. HENNING
 21308 WEST LIBERTY ROAD
 GORSUCH MILL, MARYLAND
 7TH ELECTION DISTRICT, BALTIMORE CO.

SCALE: 1" = 100'
DATE: 2-10-92
PROJECT #: 9138
CHECKED BY: PRW

ROBERT R. WILSON & ASSOCIATES
 2841 CHURCHVILLE ROAD
 CHURCHVILLE, MD. 21028
 (410) 879-5505
 HARRFORD COUNTY, MARYLAND

355
392-337-SPH



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

| SCALE | LOCATION | SHEET |
|--|-------------------------------------|-------|
| 1" = 200' ± | HENNING PROPERTY WEST LIBERTY RD | N. E. |
| DATE OF PHOTOGRAPHY JANUARY 1986 | GORSUCH MILLS | 38-B |